

TOWN MANAGER
Ken Deal

TOWN CLERK
Pamela Mills

TOWN ATTORNEY
Tom Brooke



MAYOR
Charles Seaford

TOWN COUNCIL
Don Bringle
Arthur Heggins
Brandon Linn
Rodney Phillips
Steve Stroud

CHINA GROVE PLANNING BOARD MEETING
ELECTRONIC MEETING
Minutes of Regular Meeting
Thursday, June 10, 2021

The China Grove Planning Board met electronically on Thursday, June 10, 2021 at 7:00 PM at the China Grove Town Hall, 333 North Main Street, China Grove, North Carolina.

Planning Board Members Virtually Present: David Morton, Chairman
Butch Bivens, Vice Chairman
Joel Maynor
Brie Bivens-Hager
Jason Higgins

Planning Board Members Absent: Natalie Morgan
Rodney Phillips

Staff Virtually Present: Pamela Mills, Town Clerk
Franklin Gover, Assistant Town Manager

Visitors Virtually Present: Jeff Young, Terrell Lambert, Paul Campbell, Kevin Sloop, Arthur Higgins

Courtesy Hearing – 2021-CZ-01; East Ketchie Street Townhomes

Chairman Morton stated there are some amendments from the developer and asked Mr. Gover to show us the amendments. Mr. Gover stated based off the feedback from Tuesdays meeting the applicant revised the site plan to reflect the driveway taper has been pulled back 10 ft. allowing for more room for the yard trees and future sidewalks. He stated the applicant has also provided the elevation of the building. He stated no public comments were received.

Chairman Morton asked Mr. Lambert if the townhomes will be developed as pairs of threes or will they all be developed separately. Mr. Lambert stated they will develop them in pairs but customized the façade individually.

Chairman Morton closed the courtesy hearing.

Mr. Higgins made the motion to recommend the adoption of 2021-CZ-01 even though it is not consistent with the Land Use Plan's recommended general commercial zoning along the US 29 Corridor, however it is consistent with the US 29 Corridor Plan that recommends allowing a mixture of uses along the corridor. He stated the plan is reasonable due to the impacts of the stream buffer and flood plain on the site which renders the site less suited for commercial development. Mrs. Bivens-Hager seconded the

motion, upon roll call vote Mr. Maynor voted yes, Mr. Bivens voted yes, Chairman Morton voted yes. (5-0)

Mr. Higgins made the motion to recommend to the Town Council to approve the request to rezone Rowan County Tax Parcel 103 02502 from Highway Business to Mixed Residential Conditional Zoning with the conditions of allowing the increase in the maximum setback from 25 ft. to 42 ft. as proposed, allowing 86% proposed open space to satisfy the open space requirements of Chapter 6 protecting the adjoining creek, and this rezoning is not effective until the certificate of approval with conditions is signed by the applicant. Mr. Maynor seconded the motion, upon roll call vote Mrs. Bivens-Hager voted yes, Mr. Bivens voted yes, Chairman Morton voted yes. (5-0)

Courtesy Hearing – 2021-TA-01; Building Height Modifications

Mr. Gover stated no public comments were received.

Chairman Morton closed the courtesy hearing.

Chairman Morton stated this amendment allows for a 15% increase in building height in the central business district that would come through the Planning Board for approval. He stated it increases the height of a building 1 to 1 for every additional foot provided between the building and the minimum required setbacks.

Mr. Maynor made the motion to recommend to the Town Council to approve text amendment 2021-TA-01 even though it is not addressed by the Land Use Plan which could not foresee development requiring building height increases beyond the established minimum criteria of Chapter 3 of the UDO. He stated the amendment is reasonable due to the fact it allows for flexibility and building height modification. Mr. Higgins seconded the motion, upon roll call vote Mrs. Bivens-Hager voted yes, Mr. Bivens voted yes, Chairman Morton voted yes. (5-0)

Adjourn

Mr. Bivens made the motion to adjourn. Mrs. Bivens-Hager seconded the motion, which was carried unanimously.

David Morton
Chairman

Pamela L. Mills, CMC
Town Clerk